



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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website: www.taneycounty.org

MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
TUESDAY, MAY 9, 2017, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Vice-Chairman Dave Stewart called the meeting to order at 6:00 p.m. A quorum was established with 5 members present. They were: Dave Stewart, Doug Faubion, Rick Caudill, Randy Haes, Howard Kitchen, and George Cramer. Staff present: Scott Starrett and Bonita Kisse-Souttee.

Mr. Starrett read a statement outlining the procedures for the meeting and presented the exhibits.

Public Hearings:

Reece Nightly Rental; a request by Michael Reece to construct and operate a nightly rental business on property located at the corner of Majestic and Lenhart Roads. Mr. Starrett read the staff report and presented location maps and pictures of the property. Mr. Reece contacted staff before the meeting that this would be on a different lot than first planned. Plans are to build a five bedroom single family dwelling. Robert Johnston who lives in Friendly Hills Subdivision represented the other property owners who were opposed to the request. He pointed out another residence that is operating a nightly rental that is not permitted in the same neighborhood. Mr. Reece referred to the letter provided to the Planning Commission in favor of the request by a property owner who owns 11 lots. Marc Rys who also lives in the neighborhood spoke about concerns he has regarding noise, slopes, snow removal, traffic, type of people renting, and compatibility. There was no other discussion. This project will proceed to final vote next week.

180 Legends Circle Nightly Rental; a request by Adam Donyes to operate a nightly rental from a single family dwelling located at 180 Legends Circle. Mr. Starrett read the staff report and presented pictures and maps of the site. Adam Martin representing the applicant represented Mr. Donyes. Mr. Martin is a nightly rental owner himself. Mr. Donyes plans to have two additional parking spaces. He presented additional information. Karen Murphy spoke in opposition to the request and stated concerns regarding covenants and restrictions, parking, type of people renting, property values, and compatibility. Beth Hammond representing the applicant pointed out two letters in favor of the request. Mr. Hayes discussed the additional parking planned for the back of the property, and drainage into the roadway. Mr. Hayes asked for a drawing depicting the drainage plans and the location of the pins. The owner requested a

meeting with the Road and Bridge Administrator before the meeting next week. With no other discussion this project will proceed to final vote next week.

Shabby Chic & Junktique; a request by Donna Tanka to operate a flea market from an existing building located at 22068 US Hwy. 160 Kisse Mills. Mr. Starrett read the staff report and presented pictures and location maps of the site. Ms. Tanka was present. No one from the public signed up to speak. This request will proceed to final vote next week.

The M Nightly Rental; a request by Jerilyn Munshi of JHM Properties to operate a nightly rental from an existing single family dwelling located at 955 Emory Creek Blvd. Mr. Starrett read the staff report and presented location maps and pictures of the site. Mrs. Munshi was present to address questions from the Planning Commission. There is 57.9 acres with this property and it is at the end of Emory Creek Subdivision. Bradley Salemie who lives in the neighborhood spoke in opposition of the request, stated concerns regarding, traffic, signage, compatibility, type of people renting, traffic and noise. Mrs. Munshi addressed the concerns. She will handle the business herself, and this is the only nightly rental she will have. Discussion followed regarding how many people were notified. This project will proceed to final vote next week.

136 Monte Cristo Drive Nightly Rental; a request by Timothy Watson to operate a nightly rental from an existing single family dwelling located at 136 Monte Cristo Drive. No representative was present. Mr. Cramer made a motion to postpone. Seconded by Mr. Faubion. The vote to postpone was unanimous.

110 N. Tuscany Drive Nightly Rental; a request to operate a nightly rental business from an existing single family dwelling located at 110 N. Tuscany Drive. No representative was present. Mr. Cramer made a motion to postpone. Seconded by Mr. Faubion. The vote to postpone was unanimous.

Bristol Road Vacation Rental; a request by Rachel Dunlap to operate a nightly rental business from an existing single family dwelling located at 417 Bristol Road. Mr. Starrett read the staff report and presented pictures and location maps of the site. Ms. Dunlap was present, and explained what she will charge for rent and that she is wanting to supplement her income. Jeff Bressler who lives in the neighborhood spoke in opposition of the request. His concerns were; setting precedence, traffic, and property values. Steve Hughes who lives in the neighborhood stated that he bought there because it was away from any commercial uses. He was also concerned about; types of people being rented to, and incompatibility to the surrounding area. Ms. Dunlap addressed the concerns by stating there will not be any traffic passing by the other homes, that she would be careful about who she will rent to. Mr. Caudill asked if she knew the cost of compliance with the fire department. She did not and Mr. Caudill suggested she get in touch with them. This request will proceed to final vote next week.

226 Stoney Pointe Drive Nightly Rental; a request by Gary Billingsley to operate a nightly rental business from an existing single family dwelling located at 226 Stoney Pointe Drive. Mr. Starrett read the staff report and presented pictures and location maps of the site. Marie Powers was present representing Mr. Billingsley and addressed some of the concerns of people who oppose nightly rentals. Karen Murphy who lives in the subdivision spoke in opposition of the request and pointed out some information from Mr. Billingsley in the form of a letter. Neil Murphy who also lives in the neighborhood expressed concerns regarding the compatibility of the use to the surrounding neighborhood. Paul Frampton another neighbor was concerned with traffic, type of people rented to, and compatibility. Donna Evitt who lives in the neighborhood was concerned with compatibility, and property values. Mrs. Powers addressed the concerns and stated that the rentals are visited by the representatives on a regular basis. This project will proceed to public hearing next week.

Lee's Secret Garden Vacation Rental; a request by Dean Donat to operate a nightly rental business from an existing single family dwelling located at 392 Blackwell Ferry Road. Mr. Starrett read the staff report and presented location maps and pictures of the site. Mr. Donat was present. Mr. Caudill discussed the mobile home to the south and how it was accessed. Three people who did not sign up to speak were opposed to the use. Mr. Donat addressed the concerns. Mr. Caudill pointed out that there is a privacy fence all the way around the property. This project will proceed to final vote next week.

Old and New Business:

Mr. Stewart asked for a report on the meeting with staff and county commission regarding the new code. Mr. Starrett stated that there had been one meeting, but the others were canceled because of the flooding situation.

Mr. Caudill asked if anything had been done regarding nightly rental at the state level. Further discussion followed regarding enforcement of nightly rentals.

Adjournment:

With no other business on the May 9, 2017 agenda the meeting adjourned at 7:55 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 15, 2017, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Vice-Chairman Dave Stewart called the meeting to order at 6:00 p.m. A quorum was established with five Planning Commissioners present. They were; Dave Stewart, Rick Caudill, Doug Faubion, Howard Kitchen, and Randy Haes. Staff present: Scott Starrett and Bonita Kissee-Souttee.

Mr. Starrett read a statement outlining the procedures for the meeting and presented the exhibits.

Review and Action:

Minutes, April 2017; with no additions or corrections a motion was made by Mr. Caudill to approve the minutes as written. Seconded by Mr. Kitchen. The vote to approve the minutes was unanimous.

Final Votes:

Reece Nightly Rental; request by Robert Woolston to construct a single family dwelling for a vacation home with the option of using it as a nightly rental at the corner of Majestic and Lenhart Roads. Mr. Starrett clarified the request. Mr. Reece was present. Mr. Haes asked if Mr. Reece owned the lot. With no other discussion a motion was made by Mr. Caudill to deny based upon incompatibility to the surrounding area. Seconded by Mr. Haes. The vote to deny was unanimous. Discussion followed regarding the reason for denial.

180 Legends Circle Nightly Rental; request by Adam Donyes to operate a nightly rental business on property located at Branson Creek Development. Mr. Starrett clarified the request. Mr. Donyes was present. Mr. Haes asked how many bedrooms were in the structure. Mr. Caudill also discussed parking and the availability of room to park a boat, and using the site as a retreat. Mr. Kitchen discussed parking and number of bedrooms. Mr. Faubion discussed restrictions and parking. Mr. Stewart also discussed parking. With no other discussion a motion was made by Mr. Kitchen to approve based upon the decision of record addressing parking. Seconded by Mr. Caudill. The vote was three in favor and one opposing with the Chairman not voting.

Shabby Chic & Junktique; request by Donna Tanka to operate a flea market on property located at 22068 US Hwy. 160. Mr. Starrett clarified the request. Ms. Tanka was present. Parking spaces have been added and a tree removed. With no other discussion a motion was made by Mr. Haes to approve based upon the decision of record. Seconded by Mr. Faubion. The vote to approve was unanimous.

The M Nightly Rental; request by Jerilyn Munshi to operate a nightly rental business on property located at 955 Emory Creek Blvd. Mr. Starrett clarified the request. With no discussion a motion was made by Mr. Faubion to approve based upon the decision of record. Seconded by Mr. Haes. The vote to approve was three in favor and one against with the Chairman not voting.

136 Monte Cristo Nightly Rental; request by Timothy Watson to operate a nightly rental from property located at Branson Creek Development. Postponed.

110 N. Tuscany Drive Nightly Rental; request by Timothy Watson to operate a nightly rental from property located at Branson Creek Development. Postponed.

Bristol Road Vacation Rental; request by Rachel Dunlap to operate a nightly rental business from property located at 417 Bristol Road. Mr. Starrett clarified the request. Ms. Dunlap was present. Mr. Stewart pointed out a previous business in the immediate vicinity. Mr. Haes discussed a road easement to the four lots. Discussion followed regarding compatibility. After discussion a motion was made by Mr. Caudill to approve based upon the decision of record. With no second the motion died for lack of second. Discussion followed regarding compatibility. The project failed to receive approval. Mr. Starrett explained the appeal procedure.

226 Stoney Pointe Dr. Nightly Rental; request by Gary Billingsley to operate a nightly rental business from property located at Branson Creek Development. Mr. Starrett clarified the request. Ms. Powers was present to represent the applicant. Mr. Faubion asked if there were any other nightly rentals in the vicinity. Mr. Starrett clarified that there were. With no other discussion a motion was made by Mr. Haes based upon the decision of record. Seconded by Mr. Caudill. The vote to approve was two in favor and two against the Chairman voted nay. The motion failed.

Lee's Secret Garden; request by Dean and Janice Donat to operate a nightly rental from property located at 392 Blackwell Ferry Road. Mr. Starrett clarified the request. Mr. Donat was present. Mr. Kitchen discussed opposition of neighbors. Mr. Caudill clarified the parking. Mr. Haes discussed access and the fence between the residence and this one. With no other discussion a motion was made by Mr. Haes based upon the decision of record. Seconded by Mr. Faubion. The vote to approve was unanimous.

Concepts:

Hinkle Workshop; a request by Andrew and Camille Hinkle to construct a pole barn for multi-use including construction of fishing lures, boat parking and other uses. The property is located at 226 Barbs Lane. Mr. Hinkle was present. Mr. Starrett presented a location map of the site. Discussion followed regarding deliveries, parking, opposition of neighbors and storage. The location of the structure has been changed since the site plan was turned in. Another driveway will be built accessing the structure. Road and Bridge will be contacted regarding coming off the County Road. There will be no signs. With no other discussion this project will proceed to public hearing next month.

122 Fieldstone Dr. Nightly Rental; a request by Jerry & Kathy Mottinger to operate a nightly rental business on property at the Villas of Fieldstone at Branson Creek. There was no representative present. Mr. Haes made a motion to postpone. Mr. Kitchen seconded. The vote to postpone was unanimous.

Beth's Breakaway's Nightly Rental; a request by Beth A. Hammond to operate a nightly rental business from an existing single family dwelling on property located at 186 Fairlane in Ridgedale. Ms. Lightfoot was present to represent the project. Mr. Starrett presented a location map of the site. Ms. Lightfoot stated that the homeowners association had been contacted. Mr. Caudill stated that there were other nightly rentals in the neighborhood in his opinion. Discussion followed regarding size of structure, parking, and lot size. This request will proceed to public hearing next month.

141 Monte Cristo Dr. Nightly Rental; a request by Thomas and Julie Strickler to operate a nightly rental business from property located at the villas of Fieldstone Branson Creek. Mr. Starrett clarified the request. Mr. Strickler was present. Mr. Caudill pointed out that there is another nightly rental on this street. Mr. Faubion clarified that the next door neighbor does not do nightly rental. Mr. Starrett pointed out the other nightly rentals and proposed nightly rentals on the map. Mr. Strickler has owned the property since 2011 and has rented since then. At this point there isn't a local person overseeing the rental, but there is a local person who cleans and maintains. With no other discussion this project will proceed to public hearing next month.

Old and New Business:

Mr. Haes discussed the denial process in making a motion.

Adjournment:

With no other business on the agenda for May 15, 2017, the meeting adjourned at 7:15 p.m.